

ZONING AND BUILDING AGENDA

APRIL 15, 2009

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

296468 DOCKET #8383 - MICHAEL P. CLOONAN, Owner, 1532 South Roselle Road, Schaumburg, Illinois. Application (No. SU-07-12; Z07157). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for an office-building for landscape business and off-street parking facilities/landscaping contractor's yard (all existing) in Section 34 of Schaumburg Township. Property consists of 1.41 acres located on the southwest corner of Roselle Road and Morse Avenue in Schaumburg Township, County Board District #15. Intended use: Continued use for landscape business and off-street parking facilities/landscaping contractor's yard as an office building. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

296767 Docket #8349 - MICHAEL P. CLOONAN, Owner, 1532 South Roselle Road, Schaumburg, Illinois. Application (No. SU-07-08; Z07081). Submitted by Meadowhill Development, Inc., 1532 South Roselle Road, Schaumburg, Illinois 60193. Seeking a SPECIAL USE, in the R-4 Single Family Residence District for a Preliminary Planned Unit Development for eight (8) new single family homes and one (1) existing single family home in Section 17 of Hanover Township. Property consists of 9.72388 acres located on the north side of Wolsfeld Drive approximately 1430 feet north of Park Avenue in Hanover Township, County Board District #15. Intended use: Currently there is one (1) single family home on the subject property. The proposed use is to construct eight (8) new single family homes. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

298137 DOCKETS #8505/8501 - TED ZUBEK, Owner, 5055 South Central, Chicago, Illinois 60638. Application (No. SU-09-02; Z09007). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the C-5 Commercial Transition District for the continued use of a single family residence in a commercial district (with companion V-09-03 for yard setback compliance) in Section 9 of Stickney Township. Property consists of 0.13 of an acre located on the northeast corner of Central Avenue and 51st Street in Stickney Township, County Board District #16. Intended use: Personal residence and proposed gargage. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

299977 DOCKET #8512 – W. & L. BIENIEK, Owners, Application (No. V-09-12): Variation to reduce lot area from 40,000 square feet to 20,675 square feet (existing); reduce lot width from 150 feet to 82.8 feet (existing); reduce front yard setback from 40 feet to 7 feet (existing); and reduce left side yard setback from 15 feet to 3 feet (existing) for an addition and interior remodel in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the south side of 129th Street, approximately 775 feet west of State Street in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

299978 DOCKET #8513 - D. & R. KIM, Owners, Application (No. V-09-13): Variation to reduce rear yard setback from 40 feet to 35 feet (existing) for a sunroom addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of Glenshire Road, approximately 471 feet north of Central Road in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

299979 DOCKET #8514 - D. & G. FRIEND, Owners, Application (No. V-09-14): Variation to reduce lot area from 40,000 square feet to 32,298 square feet (existing); reduce lot width from 150 feet to 112 feet (existing); and reduce left side yard setback from 15 feet to 10 feet for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.74 of an acre, located on the south side of Crest Avenue, approximately 410 feet west of Rodenburg Road in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

299980 Docket #8515 - N. ESHOO, Owner, Application (No. V-09-15): Variation to reduce rear yard setback from 3 feet to .60 feet (existing); reduce right interior side yard setback from 5 feet to 3 feet (existing deck); reduce rear yard setback from 3 feet to .40 feet (existing metal shed); reduce left interior side yard setback from 5 feet to .50 feet (existing metal shed); and reduce distance between principal and accessory structure from 10 feet to 2.6 feet in the R-7 General Residence District. The subject property consists of approximately .08 of an acre, located on the south side of West Oaks Avenue east of Dee Road in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

NEW APPLICATIONS

299981 MOUNT PROSPECT PARK DISTRICT, Owner, 1000 West Central Road, Mount Prospect, Illinois 60056. Application (No. SU-09-03; Z09018). Submitted by Same. Seeking a SPECIAL USE, in the I-1 Restricted Industrial District for a car wash in a proposed maintenance facility for Park District vehicles only in Section 23 of Elk Grove Township. Property consists of 1.52 acres located at the southeast corner of Carboy Road on Nordoc Road in Elk Grove Township, County Board District #15. Intended use: The car wash is an auxiliary use to the proposed maintenance facility for use by the Park District only in maintaining Park District vehicles. This would not be a commercial car wash for non-Park District vehicles.

299982 KAREN DEMAY, Owner, 1640 East Chicago Street, Elgin, Illinois 60120. Application (No. SU-09-05; Z09021). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for an after the fact 32 x 36 foot, 18 foot high storage building with a companion Variance (V-09-17) to reduce left side yard setback from the minimum required 15 feet to 7 feet 6 inches (existing) in Section 20 of Hanover Township. Property consists of 1.69 acres located on the north side of Chicago Street approximately 100 feet northeast of King Arthur Court in Hanover Township, County Board District #15. Intended use: Storage building.

299983 EMILIA FUGATE, OWNER, 9N107 Route 59, Elgin, Illinois 60120. Application (No. SU-09-04; Z09020). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE, in the R-5 Single Family Residence District for an after the fact 60 x 40 foot, 29 foot high storage building in Section 27 of Hanover Township. Property consists of 3 acres located on the east side of Illinois Route 59 approximately 300 feet north of Baytree Drive in Hanover Township, County Board District #15. Intended Use: Storage building.

* The next regularly scheduled meeting is presently set for Tuesday, May 5, 2009.

